BOOK 4759 PAGE 155

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
C. E. Francis	C. E. Francis	Map 103-8
(NAME) 6122 Hickory Valley Road	(NAME) 6122 Hickory Valley Road	par 53
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Six Thousand ($36,000.00) and no/100 - - - - - *Dollars,* cash in hand paid by C. E. Francis and wife Fannie J. Francis, the receipt of which is hereby acknowledged.

[illegible] Writing, Typing or Printing in This Instrument Unsatisfactory When Received.

We, Robert Lee Jackson, William Neil Jackson and Mary Frances Jackson

have this day bargained and sold, and do hereby transfer and convey unto the said C. E. Francis and wife Fannie J. Francis their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the northwesterly part of lot No. 345 on the map of Richland Realty Company's West Lawn Subdivision, as of record in book 421, page 32, Register's Office for said County.

Said part of lot No. 345 is described according to a survey made by W. B. Southgate, Surveyor, February 18, 1932 as follows:

Beginning at a stake in the southeast corner of Minnesota Avenue, now Murphy Road and West Lawn Drive; thence with the southerly margin of Murphy Road eastwardly 150 feet to a stake; thence southwardly 154 feet to a stake in a fence line; thence with said fence line westwardly 22 feet to a stake and post in the easterly margin of West Lawn Drive; thence with said Drive northwestwardly 200 feet to the beginning.

A one-half undivided interest was devised to Robert Lee Jackson and William Neil Jackson by will of Birdie I. Jackson of record in will book 97, page 385, Probate Court for said County and one-half undivided interest was conveyed to William Neil Jackson and wife, Mary Frances Jackson by deed from James R. Petty, of record in book 1097, page 177, said Register's Office and the interest of William Neil Jackson was vested in Mary Frances Jackson by decree entered in minute book 96 page 581First Circuit Court for said County.

This conveyance is made subject to easements of record in book 1450, page 566 and book 1975, page 4, said Register's Office.

This instrument was prepared by James R. Hyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 23rd day of October 1973

Affiant Robert Lee Jackson

My commission expires: July 7, 1974 (Affix Seal)

Notary Public Arlene C. Johnson

This is ( ) unimproved (X) improved property, known as 4501 Murphy Road (House Number) (Street) Nashville, Tenn. P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said C. E. Francis and wife Fannie J. Francis their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except taxes for the year 1973, which are prorated and assumed by grantees.

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* C. E. Francis and wife Fannie J. Francis their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 23rd *day of* October, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Frances Jackson

Robert Lee Jackson

William Neil Jackson

BOOK 4759 PAGE 156

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Robert Lee Jackson and Mary Frances Jackson

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 1973.

Allen C. Johnson, Notary Public

Commission expires July 29, 1974

STATE OF NORTH CAROLINA }
COUNTY OF CUMBERLAND }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named William Neil Jackson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fayetteville, North Carolina, this 26th day of October, 1973.

Louise Raper Bell, Notary Public

Commission Expires My Commission Expires November 2, 1975

OCT26?? CONV 36,000.00
OCT26?? S TAX A* 93.60
OCT26?? PR FEE A* .50
OCT26?? W DEED A* 4.00 * 98.10

WARRANTY DEED

FROM
Robert Lee Jackson, etal

TO
C. E. Francis, etux

29485

IDENTIF. REFERENCE

OCT 26 11 37 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE